001.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,069,300 / 1,069,300
					USE VALUE:	1,069,300 / 1,069,300
					ASSESSED:	1,069,300 / 1,069,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DARDONIS PETER & MARTHA
Owner 2:	
Owner 3:	
Street 1:	33 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 3278 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	632,000	5,300	432,000	1,069,300
Total Card	0.092	632,000	5,300	432,000	1,069,300
Total Parcel	0.092	632,000	5,300	432,000	1,069,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.21 /Parcel: 326.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	632,000	5300	4,000.	432,000	1,069,300		Year end	12/23/2021
2021	104	FV	603,300	5300	4,000.	432,000	1,040,600		Year End Roll	12/10/2020
2020	104	FV	603,300	5300	4,000.	432,000	1,040,600	1,040,600	Year End Roll	12/18/2019
2019	104	FV	439,800	5300	4,000.	459,000	904,100	904,100	Year End Roll	1/3/2019
2018	104	FV	439,800	5300	4,000.	334,800	779,900	779,900	Year End Roll	12/20/2017
2017	104	FV	412,400	5300	4,000.	291,600	709,300	709,300	Year End Roll	1/3/2017
2016	104	FV	412,400	5300	4,000.	248,400	666,100	666,100	Year End	1/4/2016
2015	104	FV	367,200	5300	4,000.	243,000	615,500	615,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 87

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20886-82		11/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2012	195	Manual	30,000					strip, plaster wal
10/24/2006	917	Dormers	35,560	C		G8	GR FY08	24ft long shed & n

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
2/6/2007	Permit Visit	BR	B Rossignol
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Patriot Properties Inc.

User Acct: 894

GIS Ref:

GIS Ref:

Insp Date: 10/14/17

!87!

PRINT

Date	Time
12/29/21	17:59:38

LAST REV

Date	Time
10/27/17	08:53:44
ekelly	

USER DEFINED

Prior Id # 1:	894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97031724
Const Adj.:	0.98990101
Adj $ / SQ:	172.893
Other Features:	136075
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776384
Depreciation:	144407
Depreciated Total:	631976

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

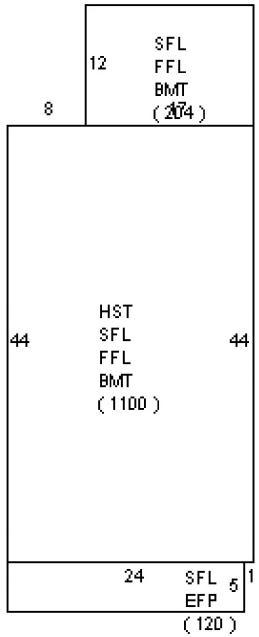
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.89
Special Features:	0	Val/Su Net:	134.41
Final Total:	632000	Val/Su SzAd	192.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,424	172.890	246,200
BMT	Basement	1,304	51.870	67,636
FFL	First Floor	1,304	172.890	225,453
HST	Half Story	550	172.890	95,091
EFP	Enclos Porch	120	49.410	5,929

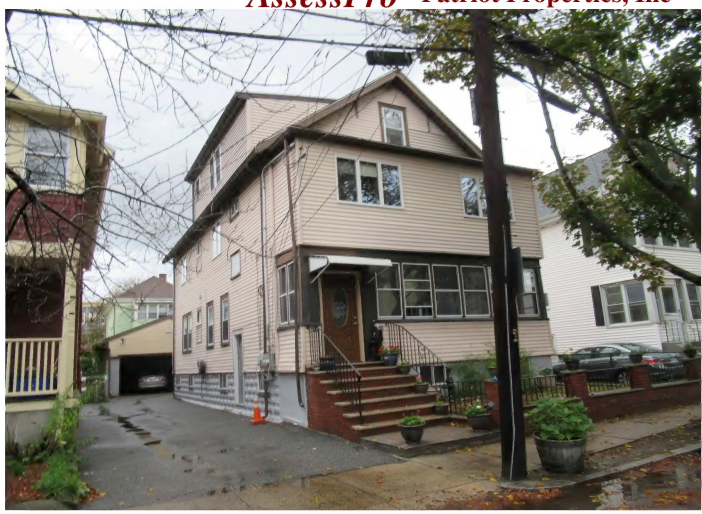
Net Sketched Area:	4,702	Total:	640,309
Size Ad	3278	Gross Area	5252	FinArea	3278
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X22	A	AV	1925	20.98	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300